

LONGREACH SECTION 3 PRELIMINARY PLAN

INDEX OF SHEETS

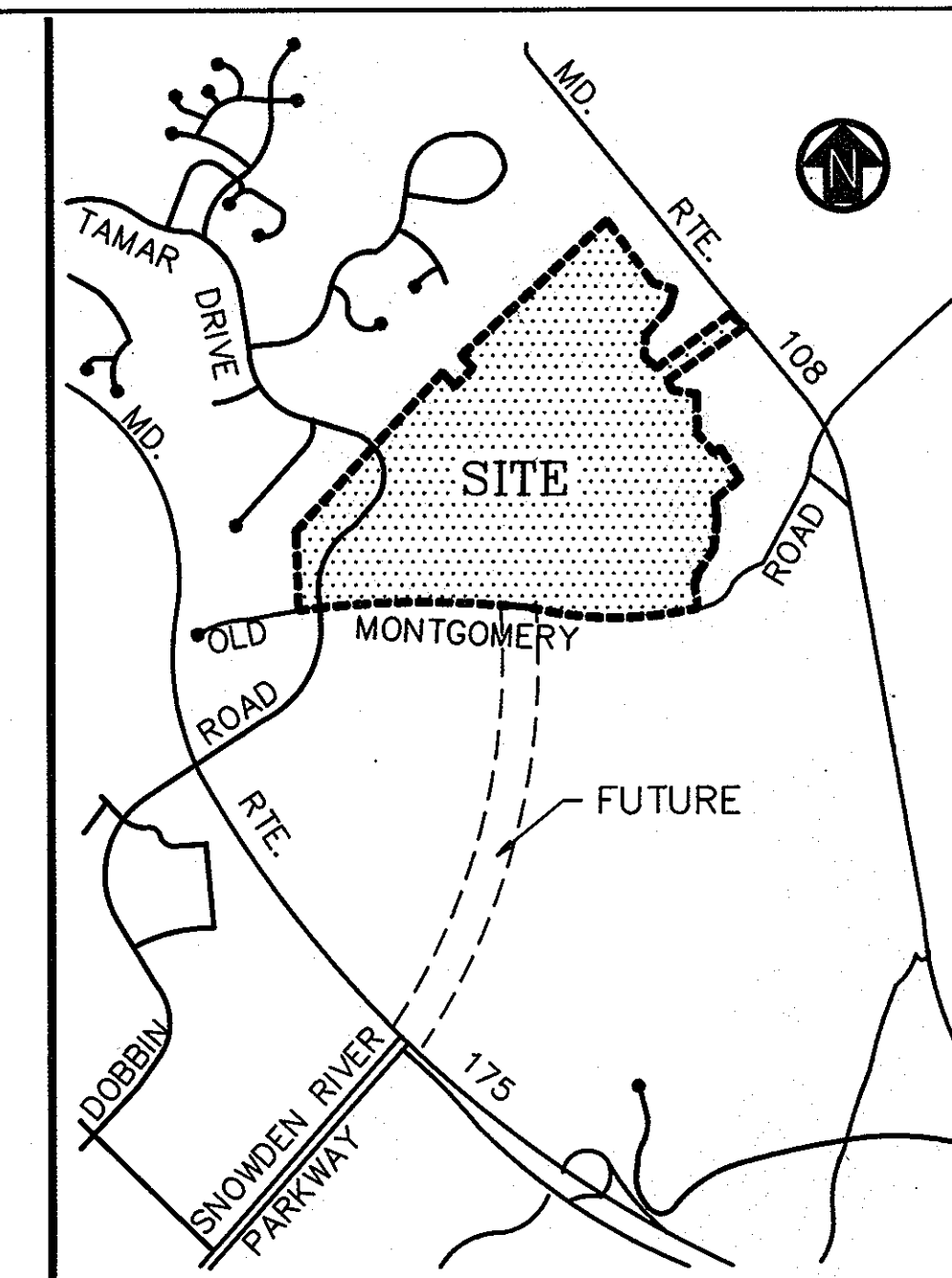
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY PLAN
3	PRELIMINARY PLAN
4	PRELIMINARY PLAN
5	PRELIMINARY PLAN
6	PRELIMINARY PLAN

LEGEND

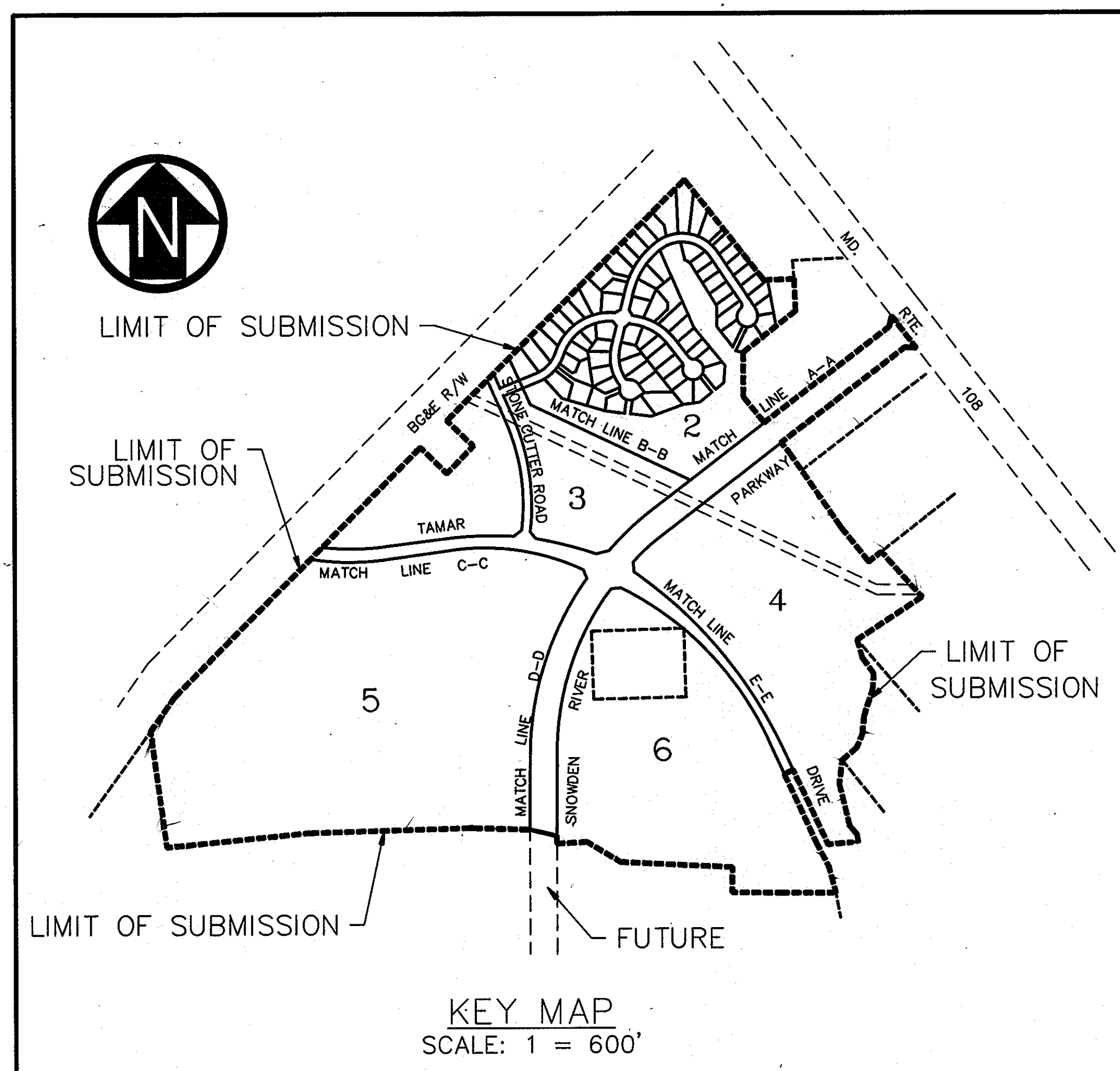
DESCRIPTION	SYMBOL
BOUNDARY	---
PROPOSED PROPERTY LINES	---
RIGHT-OF-WAY	---
LIMIT OF SUBMISSION	---
EASEMENT	---
PROPOSED SANITARY SEWER	—X"S—X"S—
PROPOSED WATER LINE	—X"W—X"W—
EXISTING SANITARY SEWER	- -X"S- -X"S- -
EXISTING WATER LINE	- -X"S- -X"S- -
PAVEMENT	---
SIDEWALK	---
EXISTING GAS MAIN	---
EXISTING PROPERTY LINES	---

SYMBOLS

DESCRIPTION	SYMBOL
EXISTING MANHOLE	⊙
PROPOSED MANHOLE	○
EXISTING HYDRANT	⊗
PROPOSED HYDRANT	⊕
UTILITY POLE	T



VICINITY MAP
SCALE: 1" = 2000'



GENERAL NOTES

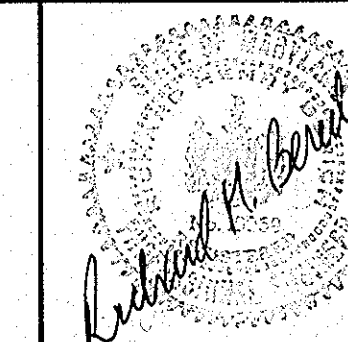
- EXISTING ZONING: NEW TOWN & R-20
- PROPOSED LAND USE: S.F.M.D., S.F.A., OPEN SPACE, COMMERCIAL
- GROSS AREA OF TRACT: 233.5 ACRES: 5.1 ACRES R-20, 228.4 ACRES NEW TOWN.(INCL. 22.1 AC. RDS.)
- TOTAL AREA AND NUMBER OF PROPOSED LOTS: 51 SFMD LOTS 16.2 ACRES, 4 SFA PARCELS 46.6 ACRES.

15 OPEN SPACE LOTS	134.9 ACRES
1 INDUSTRIAL PARCEL	11.4 ACRES
1 COMMERCIAL PARCEL	1.3 ACRES
67 TOTAL LOTS	152.1 ACRES
6 TOTAL PARCELS	59.3 ACRES
6 TOTAL ROADS	22.1 ACRES
233.5 TOTAL ACRES	
- PUBLIC WATER AND SEWER SYSTEMS TO BE MADE AVAILABLE AND UTILIZED.
- ALL BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND RIGHT-OF-WAY OF ANY PUBLIC ROAD WILL BE IN ACCORDANCE WITH THE FINAL DEVELOPMENT PLAN CRITERIA PHASE 197.
- TOPOGRAPHY SHOWN HEREON IS FROM AERIAL MAPS FLOWN IN APRIL 1971 AND PREPARED FOR HOWARD COUNTY.
- ALL SIDEWALKS SHALL BE 4' WIDE.
- PREVIOUS PLAN S87-46
- ALL STREET RIGHTS-OF WAY ARE 50' WIDE OR AS NOTED.
- SEDIMENT AND EROSION CONTROL TO BE SHOWN ON SUBSEQUENT GRADING PLANS, SITE DEVELOPMENT PLANS OR FINAL CONSTRUCTION PLANS
- SOILS MAPS ARE FOR THE VILLAGE OF LONGREACH SECTION 3.
- ALL DRAINAGE PIPE SIZES ARE 15" UNLESS NOTED OTHERWISE.
- * 14. Completion of Snowden River Pkwy. from Tamar Dr. to Rt.108 will occur in conjunction with the completion of the Rt.100 connection to Rt.108, or the commercial/industrial development of the Village of Longreach south of Old Montgomery Rd. to Rt.175.

TENTATIVELY APPROVED ON Nov. 30, 1987
DATE
OFFICE OF PLANNING AND ZONING OF
HOWARD COUNTY
W. A. ...
PLANNING DIRECTOR - 2.2.88
DATE

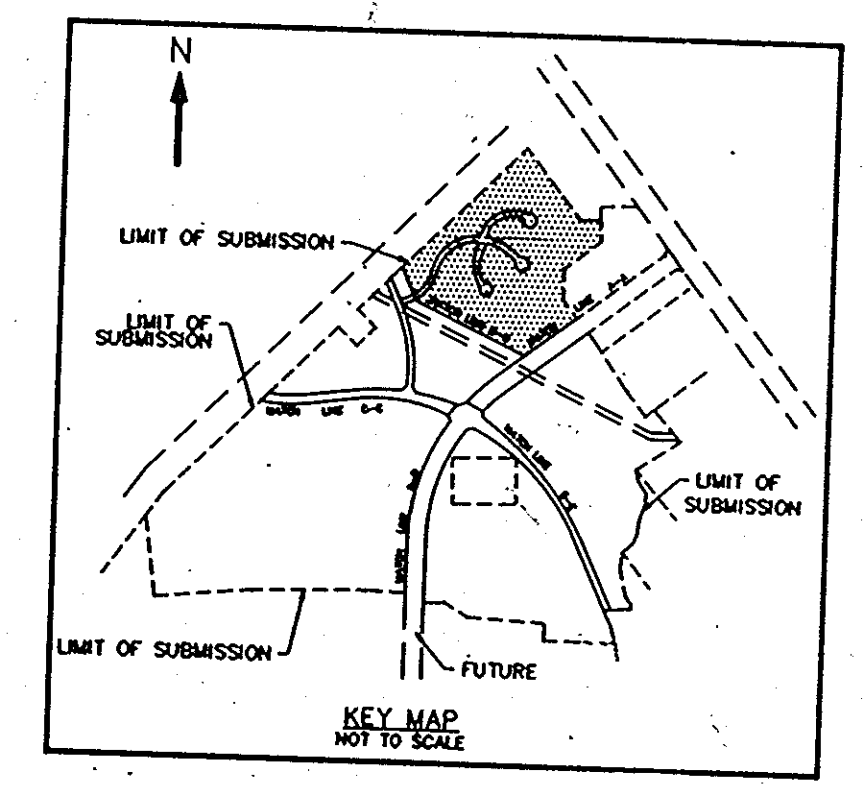
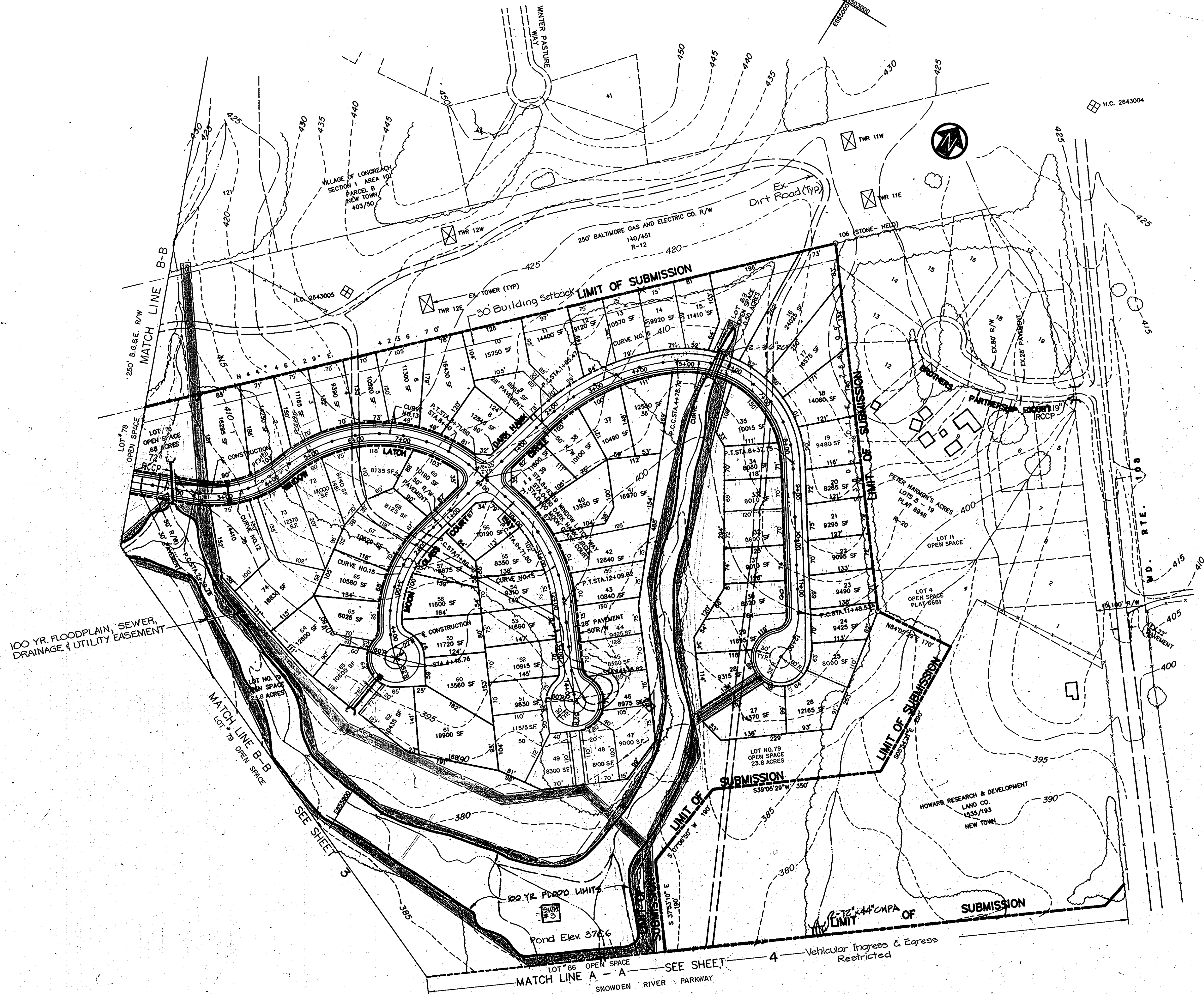
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OWNER/DEVELOPER
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DEVELOPMENT LAND COMPANY
THE ROUSE BUILDING
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MD. 21044



VILLAGE OF LONGREACH
SECTION 3 - PRELIMINARY PLAN
TITLE SHEET
PARCELS 27, 229, 492, 498
TAX MAP 36 & 37
SIXTH ELECTION DISTRICT
DATE: 8/24/87
REFERENCE: S87-46
HOWARD COUNTY, MD.
SCALE: NOTED

SHEET 1 OF 6
DES:
DRAWN:
CHK:

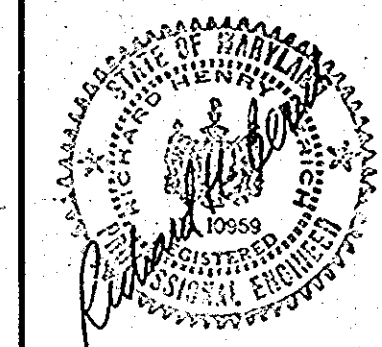


CURVE NUMBER	RADIUS	LENGTH	TANGENT
12	225.00'	195.55'	104.43'
13	305.00'	436.51'	265.13'
14	325.00'	238.02'	124.63'
15	251.88'	280.00'	156.45'
16	460.00'	313.25'	162.97'
17	221.16'	359.03'	233.11'

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Upham 2.2.88
 PLANNING DIRECTOR DATE

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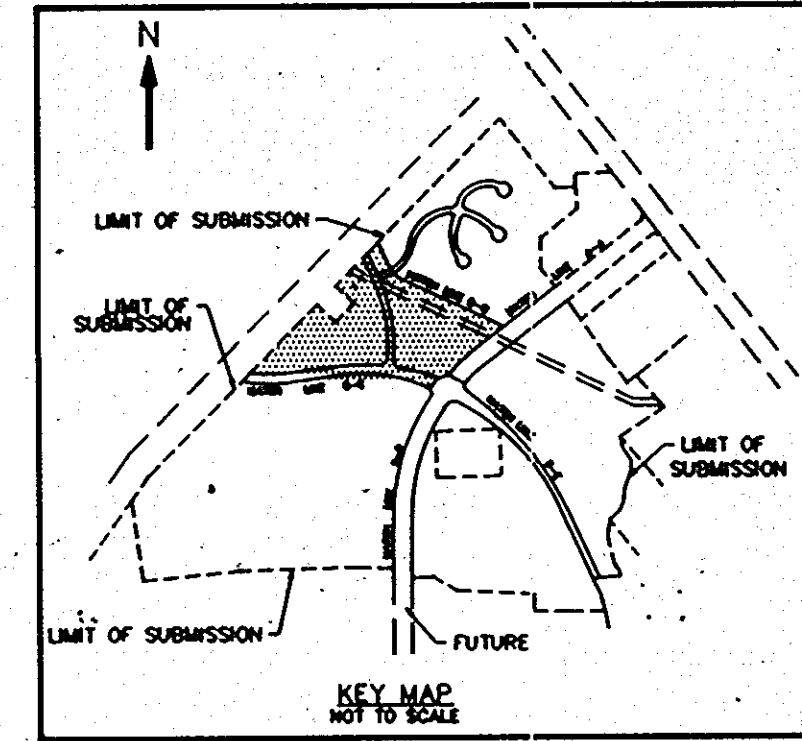
VILLAGE OF LONGREACH - SECTION 3
 PRELIMINARY PLAN
 PARCELS 27, 50, 229, 254, 255, 492, 498
 TAX MAP 36 & 37 REFERENCE: S87-46
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MD.
 DATE: 8/24/87 SCALE: 1" = 100'

SHEET 2 OF 6

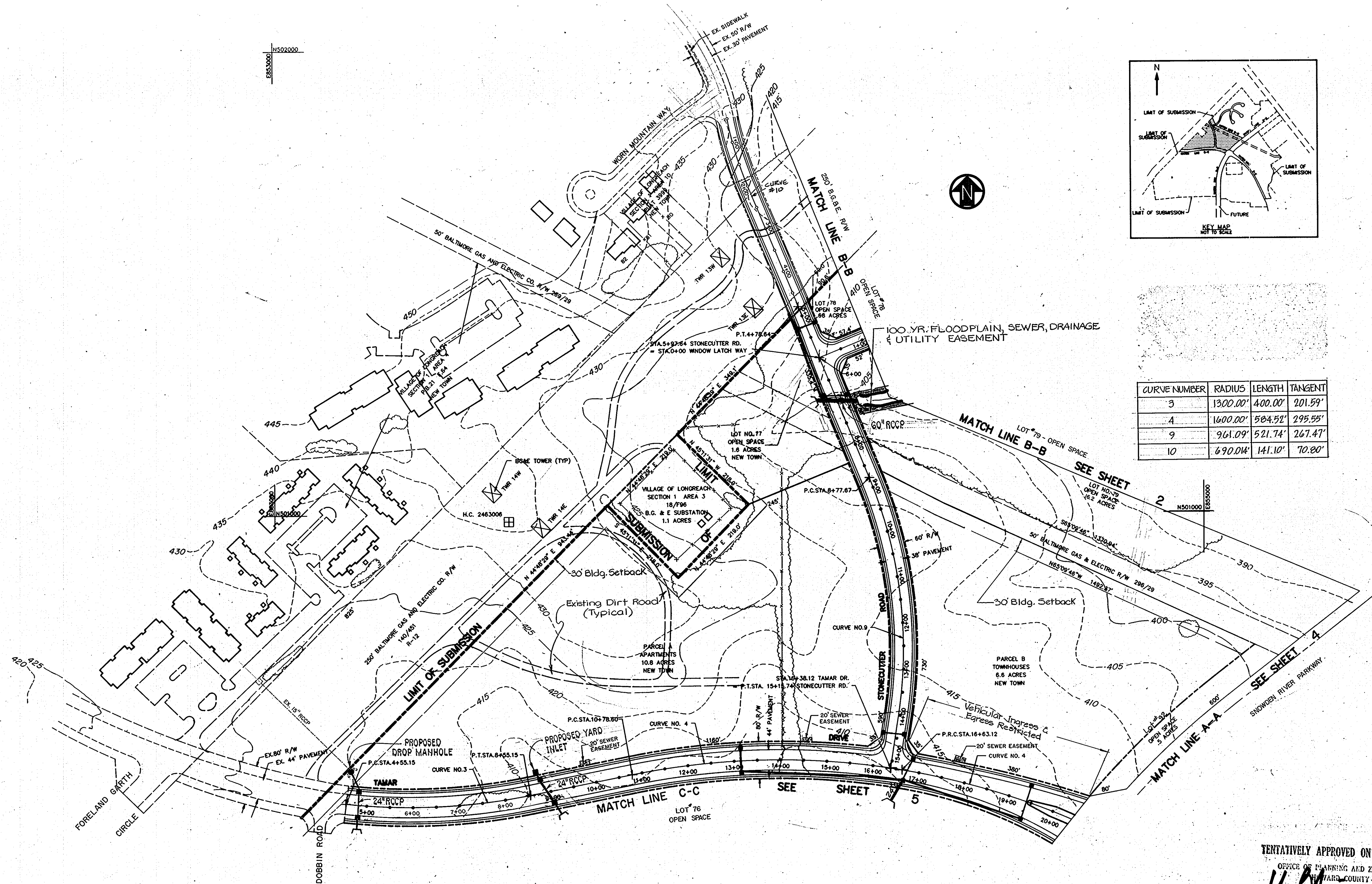
DES:
 DRAWN:
 CHK:

P-87-83

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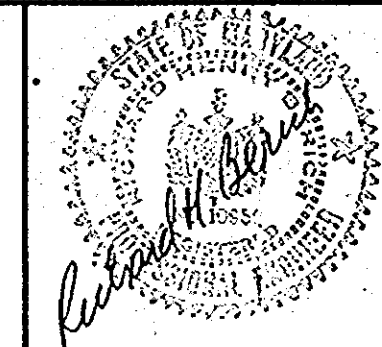
CURVE NUMBER	RADIUS	LENGTH	TANGENT
3	1300.00'	400.00'	201.59'
4	1600.00'	584.52'	295.55'
9	961.09'	521.74'	267.47'
10	690.04'	141.10'	70.80'



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 HOWARD COUNTY
 PLANNING DIRECTOR [Signature] DATE 2-2-88

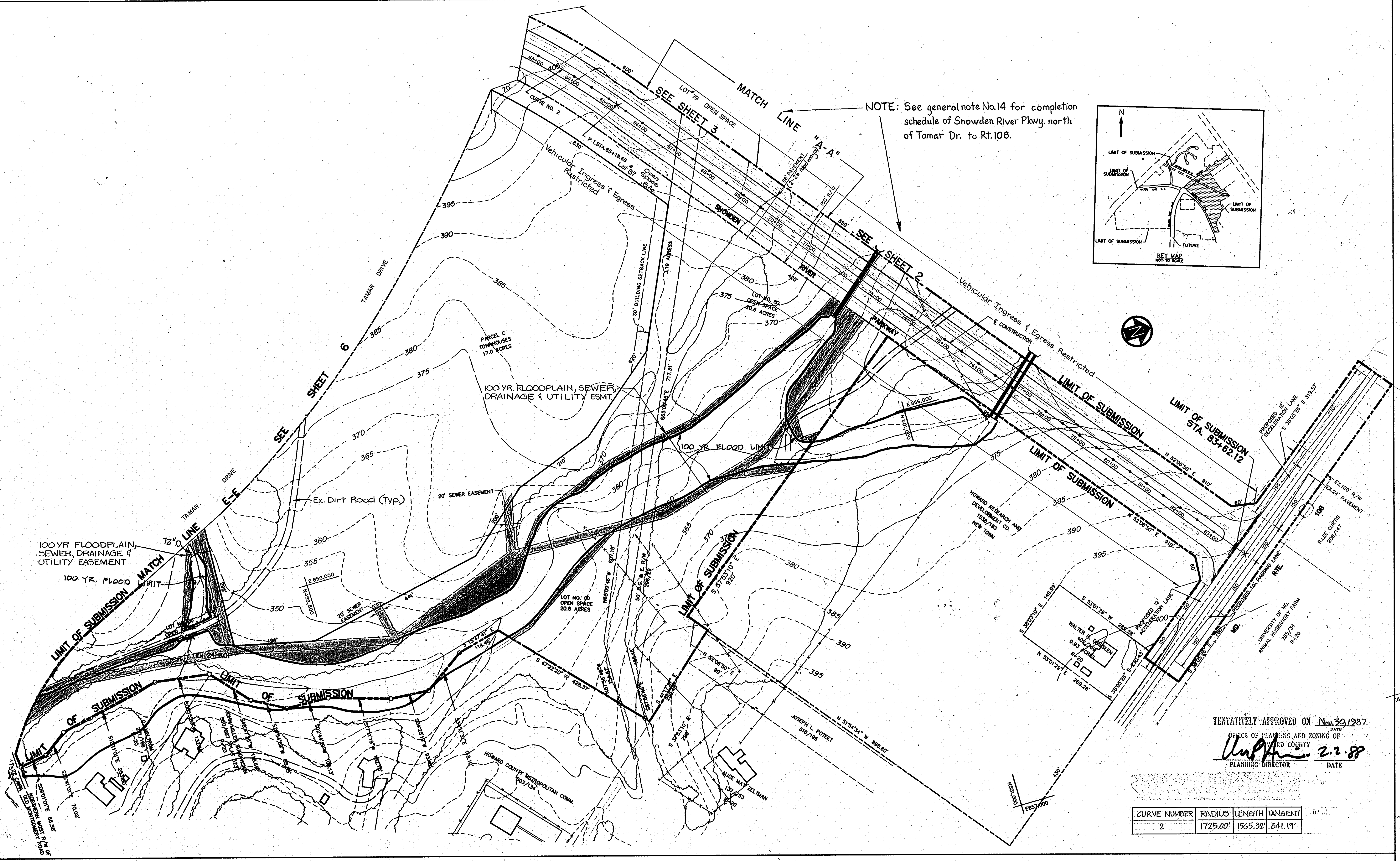
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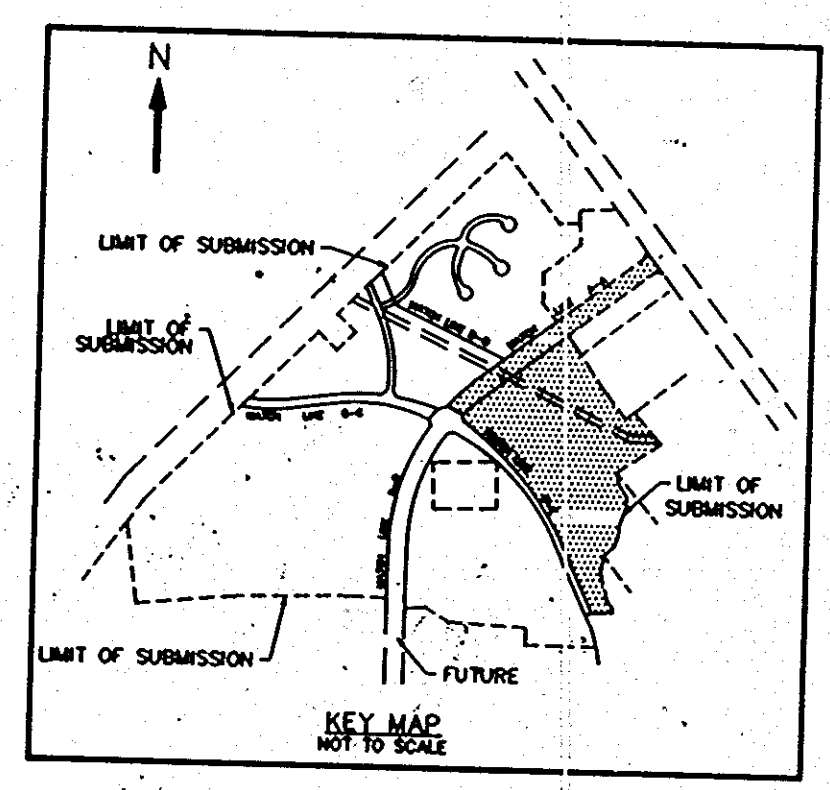


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SHEET **3** OF **6**
 DES:
 DRAWN:
 CHK:



NOTE: See general note No.14 for completion schedule of Snowden River Pkwy. north of Tamar Dr. to Rt.108.

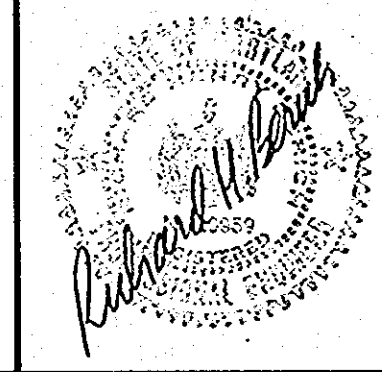


TENTATIVELY APPROVED ON Nov. 20, 1987
 DATE
 OFFICE OF PLANNING AND ZONING OF
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Walter R. Johnson 2.2.88
 PLANNING DIRECTOR DATE

CURVE NUMBER	RADIUS	LENGTH	TANGENT
2	1725.00'	1565.32'	841.19'

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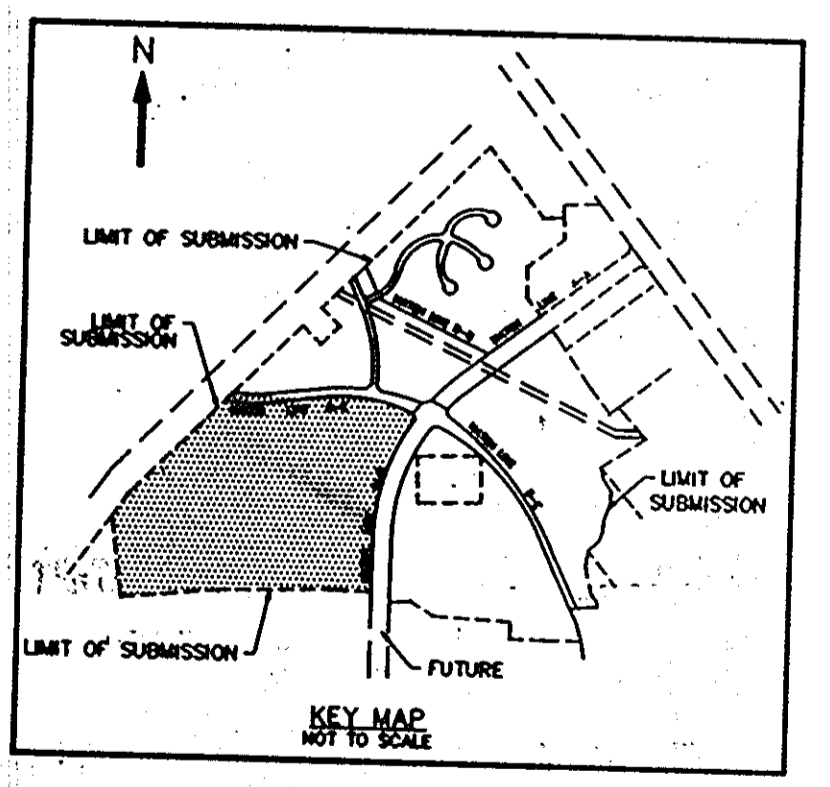
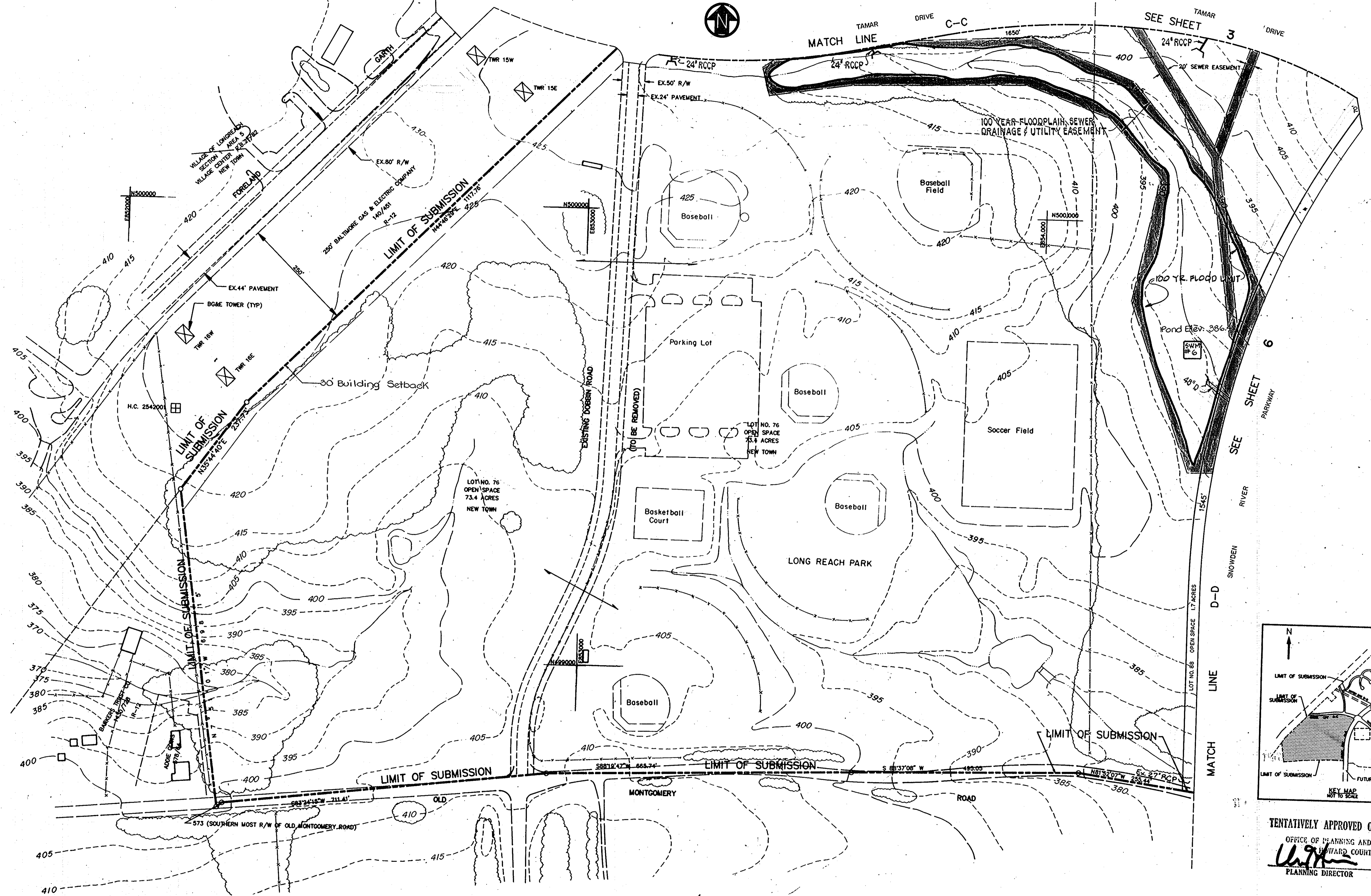
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SHEET 4 OF 6

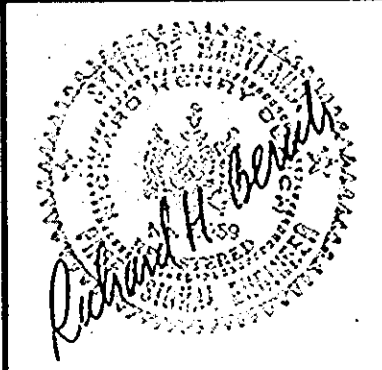
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William H. ...
 PLANNING DIRECTOR
 DATE 2.2.88

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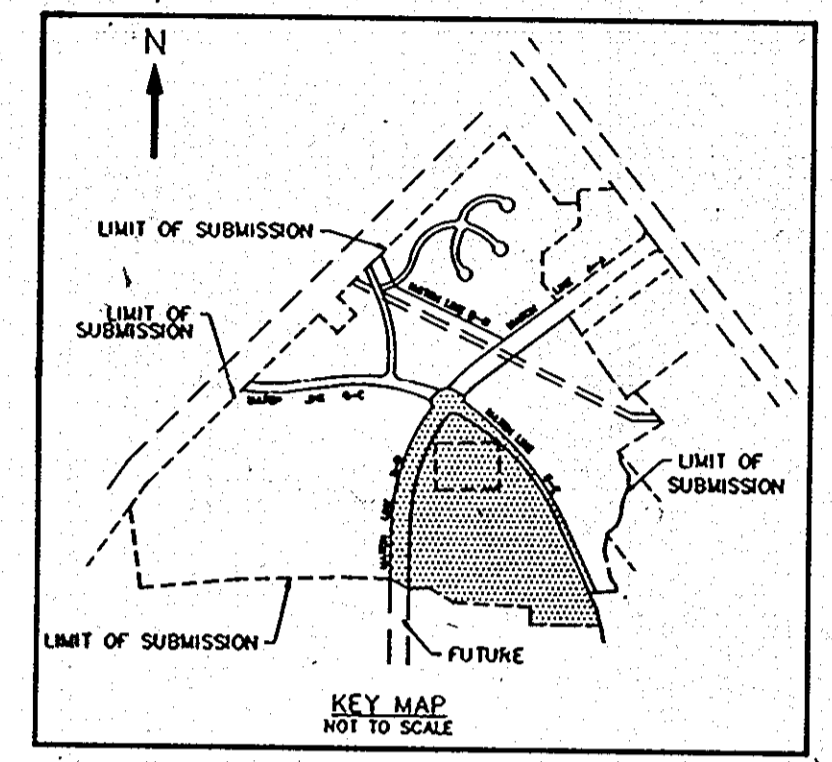
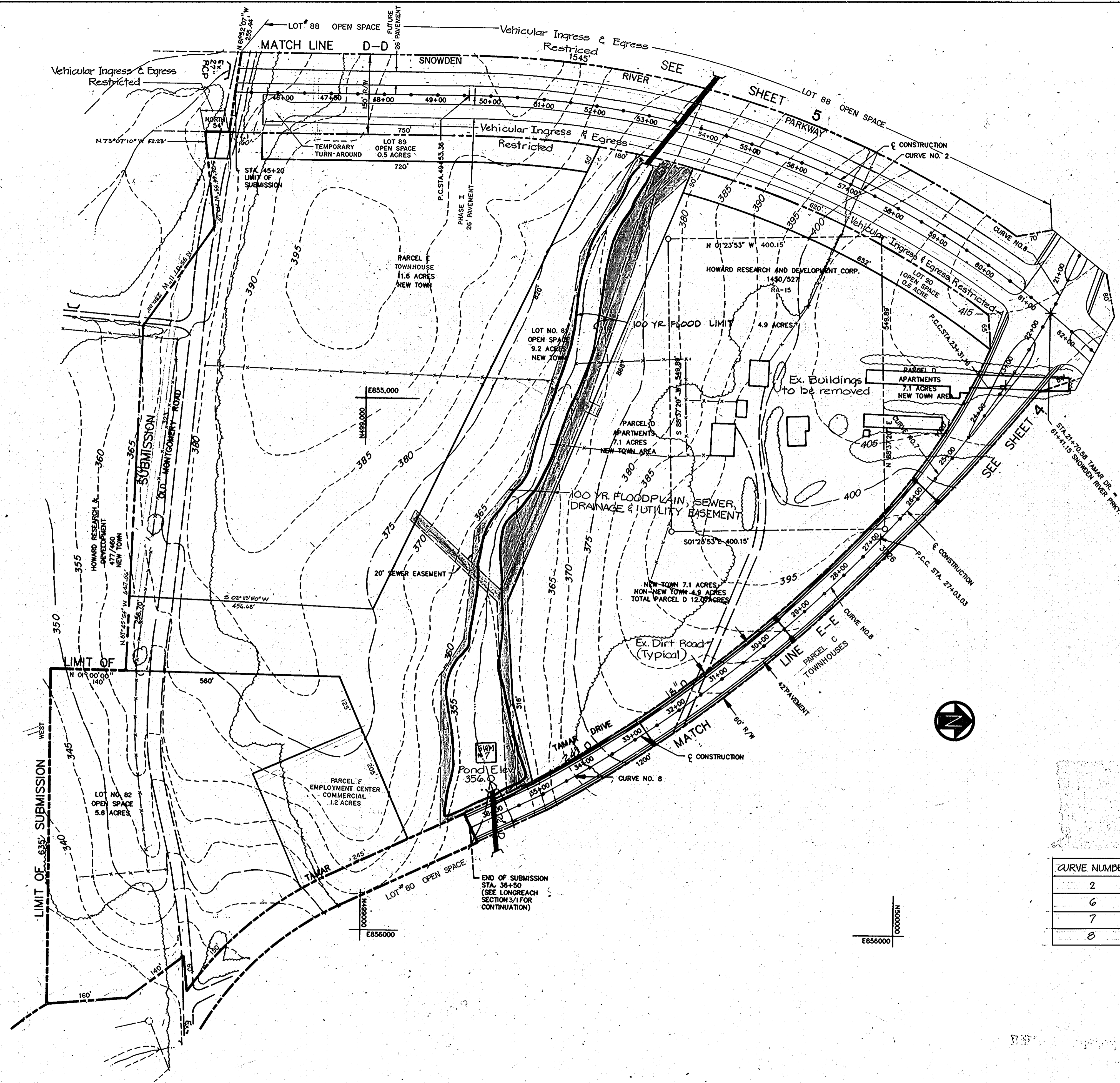


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SHEET 5 OF 6

DES:
 DRAWN:
 CHK:

P-87-03



CURVE NUMBER	RADIUS	LENGTH	TANGENT
2	1725.00'	1565.32'	841.19'
6	1600.00'	507.45'	255.88'
7	2200.00'	371.87'	186.38'
8	2600.00'	985.05'	498.50'

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P-87-83